

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Date Received: 7/27/05
 Date Accepted: _____
 Planning District: _____
 Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Martin D. Walsh Daytime Phone: (703) 528-4700

Address: 2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

Nominator E-mail Address: Mwalsh@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Martin D. Walsh / SB

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

[Signature]

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page: David B. Douglas is signing on behalf of Aimco Riverside Park, LLC, the owner of the Nomination Property. WCLET is the agent for the owner of the Nomination Property, Aimco Riverside Park, LLC.

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: one (1)

Total aggregate size of all nominated parcels (in acres and square feet): 1,221,085 sq. ft. 28.17 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property: **Use the Plan on the Web for your citation. It is the most up to date. Link: www.fairfaxcounty.gov/dpz/:**

Area IV Comprehensive Plan, Mount Vernon Planning District Sub-Unit A-3, Richmond Highway Corridor Area; Plan text for Nomination Property states that the sub-unit is planned for high-rise residential use with first floor retail or office use at a density up to 35 dwelling units per acre.

CURRENT PLAN MAP DESIGNATION: Residential development at 20+ dwelling units per acre.

Proposed Comprehensive Plan Designation: Mixed use up to 3.0 FAR to include residential and first floor retail.

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	5%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	2%
Industrial	
Residential* 1,050 Additional units	93%
approx. 1,500 sq. ft./unit	TOTAL 100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☒ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 - September 21, 2005 to:

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
83-3 ((1)) 101	Aimco Riverside Park LLC	Intersection of Huntington Ave and Old Richmond Hwy 2000 Huntington Ave	15800 Crabbs Branch Way, #250 Rockville, MD 20855	28.17	

6. Justification

The nomination Property (the "Property") is located at the intersection of Huntington Avenue and Old Richmond Highway. The general area is addressed in the Mount Vernon Planning District of the Area IV Comprehensive Plan (the "Plan"). The Property is located immediately adjacent to and outside of the Huntington Transit Station Area and is in easy walking distance of the Huntington Metro Station. The Property is planned for residential use at 20+ dwelling units per acre and is currently developed with the Riverside Park Apartments, consisting of three (3) 15-story residential towers with a total of 1226 residential units.

At its current Plan designation for residential development of 20+ units per acre, the Property is underutilized and uncoordinated in its development. The apartment complex is dated, and there are no urban-style amenities on the Property to make it consistent with the reality of a modern, transit-oriented community. As planned, there is no capability to convert the Property into an appropriate transit-oriented use to assist in meeting the County's many objectives relating to land use and important transit opportunities. As a result, the Nominator proposes an amendment to the Plan for the Property which promotes mixed-use development with an FAR of approximately 3.0 to include residential and first floor retail.

A history of the Property and its development potential is important to a discussion of the proposed amendment to the Plan. Three (3) separate site plans were approved for the Property from September of 1967 to October of 1970. A total of 1226 units were constructed pursuant to those approved site plans and resulted in an as-built density of 46 dwelling units per acre. At the times of site plan approvals, the Property was zoned C-RMH multi-family high-rise, which permitted this density. Subsequently and with the adoption of the August 1978 Zoning Ordinance, the Property was rezoned to R-30, which provides for a maximum density of 30 dwelling units per acre. As a result, the Property is now non-conforming with respect to density. The effect of the enactment of the 1978 Zoning Ordinance was to limit opportunities on the Property at a time when the extension of rail to this area of the County was not only anticipated but expected.

The inequity presented by the zoning history and the current Plan recommendations can be remedied by a Plan amendment, as proposed. A new high-end mixed use development would bring an exciting and vibrant mix of uses to this area, creating a sense of place at this key location at the intersection of Huntington Avenue and Old Richmond Highway. This proposal would continue the pattern of interesting urban mixed-use developments that are proposed for and are being constructed along and in the vicinity of Richmond Highway.

One of Fairfax County's most fundamental land use planning principles is to encourage mixed-use development opportunities near transit facilities. The Comprehensive Plan articulates this key policy goal through its general objectives and site-specific recommendations that provide greater use intensities for transit-friendly development in proximity to transit facilities and recognizes that such development results in higher ridership of the transit system, reduced vehicular trips, successful retail and support services, and a lively, high-quality working and living environment. Studies also show that residential uses result in an even higher utilization of transit than office uses. The synergies created by an appropriate mixed-use development at this location will help foster an exciting and dynamic neighborhood.

The proposed Plan amendment will assist in achieving the County's stated objectives, which include:

- Land Use Objective 6: "Fairfax County should have a land use pattern which increases transportation efficiency, encourages transit use and decreases automobile dependency.";
- Land Use Objective 6, Policy B: "Concentrate more future development in mixed-use Centers and Transit Station Areas to a degree which enhances opportunities for employees to live close to their workplace."; and
- Land Use Objective 12, Policy A: "Concentrate the highest level of development intensity in areas of transportation advantage, i.e., the Tysons Corner Urban Center, cores of Suburban Centers and Transit Station Areas."

The current Plan recommendations do not permit the intensity of development necessary to implement the Plan policies, nor do they take full advantage of key transit station areas and areas located adjacent to the transit station areas. The Nominator believes that the proposed nomination assists in implementing the stated policies of the Plan.

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